

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met on Monday, March 1, 2010 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

**I. ROLL CALL**

Commissioners Present: David Walter, Michael Gentile, John West, Jim Muehling Michael Szakaly and Elizabeth Kehoe

Commissioner(s) Absent: None.

Staff Present: Lisa Abbott, Doris Sims, Marilyn Patterson and Janet Roberts

Other(s) Present: Susie Johnson, Public Work Director; Justin Wykoff, Manager of Engineering Services; Dave Williams, Parks and Rec

**II. READING OF THE MINUTES.** John West noted under General Discussion paragraph B Patterson Point Development may request TIF funding, not New Tech. John West moved to approve the February 1, 2010 minutes as corrected. Michael Szakaly seconded the motion. The minutes were unanimously approved.

**III. EXAMINATION OF CLAIMS** – Michael Gentile moved to approve the claims for February 5, 2010 for \$128,778.53 and February 19, 2010 for \$304,795.27. Michael Szakaly seconded the motion. The claims were unanimously approved.

**IV. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** Abbott reported that the City Council approved the CDBG allocation recommendations. The Consolidated Plan and Annual Action Plan will be posted within the next two weeks. However, HUD has not given the City an allocation figure so any needed adjustments will be made as approved by the CAC at the final meetings.

The South Central Community Action Program (SCCAP) has signed an agreement with the City to manage the Tapp Road house making it available to families who are at risk or are homeless. The rehab of the house is almost complete – it was funded with General Fund money.

The Orris Drive house rehab is almost done and will be ready to go on the market soon. The Department is also looking at property to acquire for Habitat Houses in the Maple Heights Neighborhood.

She also noted the Department is sponsoring two neighborhood cleanups in March and May.

**C. Budget Summary Reports.**

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A. RESOLUTION 10-04: Approval of Funding Agreement with Public Works for the Country Club Sidepath.** Woolford explained this is a CDBG funded project from Rogers and Country Club to Rockport Road. The construction is being done by Public Works. The bid for the project came in less than expected at \$362,500. The project is funded with CDBG funds and \$224,578 of CDBG Recovery funds which will be used first.

West asked if the “resolved” section of the resolution should read that the amount is subject to the execution of the referenced agreement. VanderCryse agreed that it is an appropriate change. The resolution was amended.

John West moved to approve the resolution as amended. Elizabeth Kehoe seconded the motion. Resolution 10-04 was unanimously approved as amended. **ADOPTED.**

**B. RESOLUTION 10-05: Approval of B-Line Trail Phase I Expenses from the Thomson Walnut Winslow TIF.** Williams explained that Phase I was completed last summer from 2<sup>nd</sup> Street to Rogers. He said transportation enhancement projects funded through INDOT are typically an 80/20 match. He previously requested payments for the 20% cost share. To date they have been invoiced for minor change orders related to utilities construction totaling \$14,027.72 -- 20% of the entire change order amount.

Williams said there are three more changes orders pending – one is a slight add, one is a deduct and one has no bearing on the cost of the project. He is not sure whether or not he'll return a final time in order to close the books on Phase I – that will be determined by INDOT.

West asked if Phase I is going to be within the targeted budget. Williams said the bid was \$2.9 million and will finish up at about \$3.3 million. The cubic yardage of concrete needed for curbs and sidewalks was underestimated in the design plan -- a large factor in the budget increase. He said they are not unhappy with the approximately 10% difference on a \$3 million project especially in the downtown core which had some unanticipated conditions. INDOT has not as yet billed the City for the additional expense.

Gentile asked why, since there may be more invoices; he doesn't wait until he has a final bill. Williams said he has an invoice on his desk that needs to be paid and he wants to pay INDOT promptly.

Michael Gentile moved to approve the resolution. John West seconded the motion. Resolution 10-05 was unanimously approved. **ADOPTED.**

**C. RESOLUTION 10-06: Approval of Kirkwood Avenue Expenses from the Downtown TIF.**

Wykoff explained this request for Kirkwood Phase III which runs from College Avenue to Rogers Street has had some changes since the initial design in 2001. They are creating more green areas in the neighborhoods as you move west and the Traffic Division will be updating traffic lights at several intersection in the downtown area.

Wykoff stated the request from the Downtown TIF for this project is \$1,802,570. There is enough in the TIF to support the project. The funding for the lighting for this project was approved at the previous meeting so is not included in this request.

Wykoff gave the project start date as May 10, 2010 with 135 days to completion.

John West moved to approve the resolution. Elizabeth Kehoe seconded the motion. Resolution 10-06 was unanimously approved. **ADOPTED.**

**D. RESOLUTION 10-07: Approval of Rogers St. Streetscape Phase I Expenses from the Thomson Walnut Winslow TIF.** Wykoff explained that this project was first approved in Resolution 09-30 for \$200,000 for improvements to the west side of Rogers Street. They are now requesting an additional \$123,663.78 to complete both the east and west sides of Rogers between Patterson and Hillside. The improvements will include such things as lighting, storm water, sidewalks, and landscaping. The developer IEC has already spent \$200,000 on the streetscape.

Wykoff hopes to have the project completed by June 12, 2010.

John West moved to approve the resolution. Michael Gentile seconded the motion. Resolution 10-07 was unanimously approved. **ADOPTED.**

**E. RESOLUTION 10-08: Approval of B-Line Trail Phase II Expenses from the Thomson Walnut Winslow TIF.** Williams explained that the receipt of stimulus money has changed everything for the B-Line. A year ago they expected to use only TIF money to build the trail from Adams to the other side of Rogers and from 2<sup>nd</sup> Street to the north side to Grimes Lane – that was going to be the second phase. Stimulus funding allows them to complete the remaining 2.4 miles of the trail which would include Rogers to Adams, 2<sup>nd</sup> to Grimes and the switchyard property which Parks purchased in December 2009. They have always owned the corridor for the trail but the balance of the 27 acres was also purchased. This will allow them to complete the 3.1 mile trail where it terminates on the other side of Country Club then connects with the Bloomington Rails to Trail then intersects with the Clear Creek Trail.

The new phase will have an overpass at Grimes Lane, a pavement crossing at 2<sup>nd</sup> and possibly a future entrance to a new community park in the McDoel Switchyard property. Williams had renderings of the final phase to show the Commissioners. The City received a grant from the State Brownfield Program to take care of the remediation of coal ash and cinder soil. They have assembled a lot of money through State and Federal sources to support the cost of the construction. The cost is basically three components – the bid cost, change orders and construction inspection. They have secured stimulus money, a Brownfield Grant, a DNR grant and two Congressional earmarks one of which is in the bank and one which is “trickling down.” The City is talking to INDOT regarding the funding agreement.

Williams stated this resolution asks for a not to exceed \$1,000,000 from the TIF to support the cost of Phase II construction. He is reasonably sure it will be less than that, but he has to go through the discussions with INDOT to change the funding formula. The money is there, but the bid price came in 1.4 million dollar under estimate so that changed the funding mechanics of everything. He said he is asking for \$1,000,000 today because he wants to get the project moving, sign the contract and start

meeting with the contractor. They want to get the stimulus money moving.

Gentile asked what happens if they don't get the second earmark. Williams said that funding is for \$500,000. The earmark has been passed in a federal appropriations bill, but it has not gotten "stateside" yet. This funding completes the B-Line therefore the city feels the earmark funds should be mixed in with everything else because there is no Phase III construction. He said sometimes it takes months for the funds to reach the state agency, but they have the bill and supporting documentation that the bill has passed. Once that money is received, the City will need that much less money from the TIF.

Williams has suggested to INDOT that they sign an agreement now to what they know is here and amend the agreement once the second earmark is available. One of the big changes they want to discuss with INDOT is construction inspections, which the City originally planned to pay 100% from the TIF. He now plans to tell INDOT if they had known then what they know now, they would have asked INDOT to pay the construction inspection using the federal dollars that are earmarked for the B-Line. If they agree, it will lower the City's commitment even further.

Williams determined in order to keep the project paperwork moving the best thing was to take a number he is confident will be well under the actual cost for today's approval to get the project started. Then once outside funding is available, he can return to the Commission with a more accurate figure.

West asked the balance in the Thomson TIF. Abbott gave the Commissioners the December 31, 2009 balance for the TIF and the proposed expenses.

Szakaly asked the proposed letting dates for the bids. Williams said the bids were let on February 24, 2010. He said they expect to start the project in April or May with a completion date of June 29, 2011.

Michael Szakaly moved to approve the resolution. John West seconded the motion. Resolution 10-08 was unanimously approved. **ADOPTED.**

**VII. BUSINESS/GENERAL DISCUSSION**

A. Gentile asked if they should be concerned that the TIF funds will be overextended. Abbott said she has been gathering information about what has exactly been spent, what has been proposed and what the projected income. She said there is no reserve requirement – that would be decided by the Commission.

**VIII. ADJOURNMENT**

It was moved and seconded to adjourn the meeting.

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David Walter, President

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Michael Gentile, Secretary

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Date